

Schedule of Decisions

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No:
19/0748

Applicant:
Womble Bond Dickinson

Parish:
Hayton

Date of Receipt:
24/09/2019 16:00:53

Agent:
WYG Engineering Limited

Ward:
Wetheral & Corby

Location:
Land north of Hurley Road and east of Little Corby Road, Little Corby, Carlisle

Grid Reference:
347832 557424

Proposal: Erection Of 45no. Dwellings (Outline)

Members resolved to give authority to the Corporate Director (Economic Development) to issue approval for the proposal subject to the completion of a S106 Legal Agreement which covers the following:

- a) the provision of 30% of the units as affordable;
- b) a financial contribution of £171,878 to be to be paid to Cumbria County Council towards the provision of secondary school places;
- c) a financial contribution of £38,000 to be to be paid to Cumbria County Council towards secondary school transport;
- d) financial contribution of £8,505 to upgrade existing off-site sports pitches;
- e) the maintenance of the open space within the site and the maintenance of the footpath linking the site to Hurley Road by the developer;
- f) a financial contribution of £5,500 to enable the 30mph speed limit to be extended and village gateway signage and road markings to be introduced.

If the S106 Agreement is not completed, Members resolved to give authority to the Corporate Director of Economic Development to issue refusal of the proposal.

Item no: 02

Appn Ref No:
19/0493

Applicant:
Carlisle Estates

Parish:
Wetheral

Date of Receipt:
19/06/2019

Agent:
PFK Planning

Ward:
Wetheral & Corby

Location:
Land to Rear of 44 Scotby Road, Scotby, Carlisle,

Grid Reference:
344098 555546

Proposal: Erection Of 4no. Dwellings

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form received 19th June 2019;
2. the Block and Location Plans (Dwg 2019-139-25D Rev D) received 23rd January 2020;
3. the Entrance Junction (Dwg 2019-139-22) received 19th June 2019;
4. the Ground Floor Plots 1-3 (Dwg 2019-139-23B Rev B) received 23rd January 2020;
5. the First Floor Plots (Dwg 2019-139-21C Rev C) received 23rd January 2020;
6. the House Type 2 (Plot 4) (Dwg 2019-139-24A Rev A) received 23rd January 2020;
7. the Long Section and Hard Surface Details (Dwg 2019-139-20A Rev A) received 23rd January 2020;
8. the Planning Statement 23rd January 2020;
9. the Design Statement 19th June 2019;
10. the Pre-development Arboricultural Report 5th July 2019;
11. the Contamination Statement 8th July 2019;
12. the Notice of Decision; and
13. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

3. Prior to the commencement of development, details of the proposed hard surface finishes to all external areas shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with these details.

Reason: To ensure that materials to be used are acceptable and in compliance with the objectives of Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. No development shall commence until details of any walls, gates, fences and other means of permanent enclosure and/or boundary treatment to be erected have been submitted to and approved, in writing, by the Local Planning

Authority.

Reason: To ensure the design and materials to be used are appropriate and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. Prior to the commencement of development, the applicant shall submit a Construction Management Plan (including amongst other considerations the mitigation of noise and dust pollution on neighbouring properties) for approval in writing by the Local Planning Authority. The development shall then be undertaken in accordance with the details contained within the Construction Management Plan.

Reason: In order to protect the amenity of local residents.

6. Before any development takes place, a plan shall be submitted for the prior approval of the local planning authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

Reason: The carrying out of this development without the provision of these facilities during the construction works is likely to lead to inconvenience and danger to road users and to support Local Transport Plan Policies S3 and LD9.

7. No dwellings shall be occupied until the estate road including footways to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason: In the interests of highway safety

8. Full details of the surface water drainage system shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: To ensure a satisfactory means of surface water disposal in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030.

9. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the local planning authority for approval prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and to minimise potential hazards.

10. No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

Reason: To safeguard against flooding to surrounding sites and to safeguard against pollution of the watercourse running through the site.

11. Before development is started details shall be submitted to and approved by the local planning authority showing the proposed measures for the retention of all existing hedgerows and specifying the stage in the development by which these measures are to be completed.

Reason: The local planning authority wishes to see existing hedgerows/trees incorporated into the new development where possible in accord with Policy GI6 of the Carlisle District Local Plan 2015-2030.

12. The development shall be landscaped in accordance with details to be submitted to and approved by the local planning authority and shall include details of the proposed type and species of all planted material including particulars of the proposed heights and planting densities.

Reason: To ensure that a satisfactory landscaping scheme is prepared. and to ensure compliance with Policy H16 of the Carlisle District Local Plan.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accordance with the objectives of Policy *[insert as appropriate i.e. E9 for housing and E19 if other development] of the Carlisle District Local Plan.

14. No construction work associated with the development hereby approved shall be carried out before 07.30 hours or after 18.00 hours Monday to Friday, before 07.30 hours or after 13.00 hours on Saturdays, nor at any times on Sundays or Bank Holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

15. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk

assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Site investigations should follow the guidance in BS10175. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Item no: 03

Appn Ref No:
19/0936

Applicant:
Mr H Kocaturkmen

Parish:
Carlisle

Date of Receipt:
10/12/2019

Agent:
PFK Land and
Development

Ward:
Stanwix & Houghton

Location:
124 Scotland Road/2A Beechwood Avenue,
Carlisle, CA3 9BU

Grid Reference:
339981 557709

Proposal: Change Of Use From Retail (Class A1) To Hot Food Takeaway (Class A5)

The Report was withdrawn from discussion at the meeting as the application has been withdrawn by the applicant/agent.

Item no: 04

Appn Ref No:
20/0091

Applicant:
Cumbria County Council

Parish:
Rockcliffe

Date of Receipt:
11/02/2020 16:00:47

Agent:
Savills (Newcastle Office)

Ward:
Longtown & the Border

Location:
Land north of Rockcliffe School, Rockcliffe, Carlisle,
CA6 4AH

Grid Reference:
335962 561990

Proposal: Erection Of 5no. Dwellings (Reserved Matters Application Pursuant To

Outline Approval 16/1038)

Members resolved to defer consideration of the proposal in order to allow a video of the site to be produced (in lieu of a site visit due to Covid-19 restrictions) and to await a further report on the application at a future meeting of the Committee.